

FOR SALE BY PRIVATE TREATY  
TENANTS NOT AFFECTED

NO. 38

UPPER MOUNT STREET  
DUBLIN 2



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FULLY LET INVESTMENT  
PRODUCING €166,400 PER ANNUM

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LK SHIELDS  
SOLICITORS



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# Investment Summary

- Prime Dublin 2 Georgian Investment
- Let to LK Shields Solicitors
- 25-year FRI lease from 1st February 2000
- Rent: €166,400 per annum
- Total Floor Area c.355.74 sq. m. (c.3,830 sq. ft)
- 8 Car Parking Spaces
- Price: Excess €2,850,000
- Offering an Investor c.5.3% NIY Return

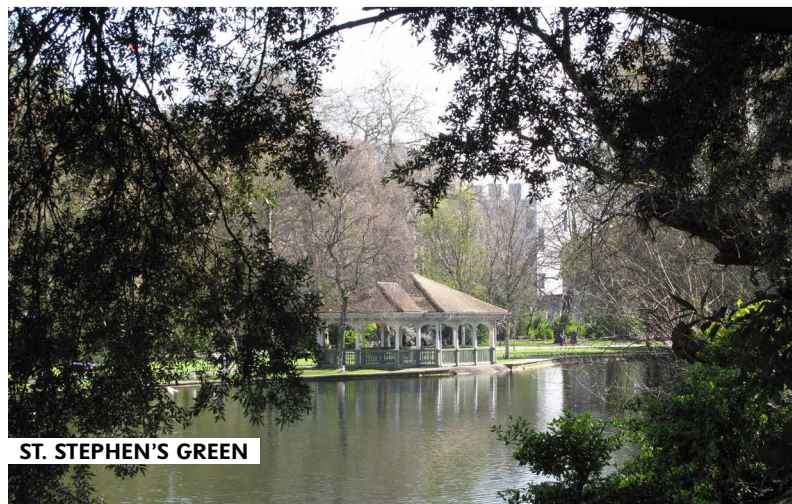
## Location

**38 Upper Mount Street** is positioned within the heart of Dublin's Central District occupying a prominent position to the west of Merrion Square. The property forms part of Dublin's historic Georgian Quarter while also in close proximity to Grand Canal Dock, home to some world class global tech companies. Grafton Street and St. Stephen's Green are both within a short walking distance from the property offering unrivalled amenities of public parks, world class retailers, hotels, restaurants and bars.

The Property is perfectly located within easy reach of all transport links with the Dart at Grand Canal Dock and the Luas at St. Stephen's Green all within a short walking distance of the property. There are number bus stops servicing the immediate area and Dublin Bike stations are available on Merrion Square.

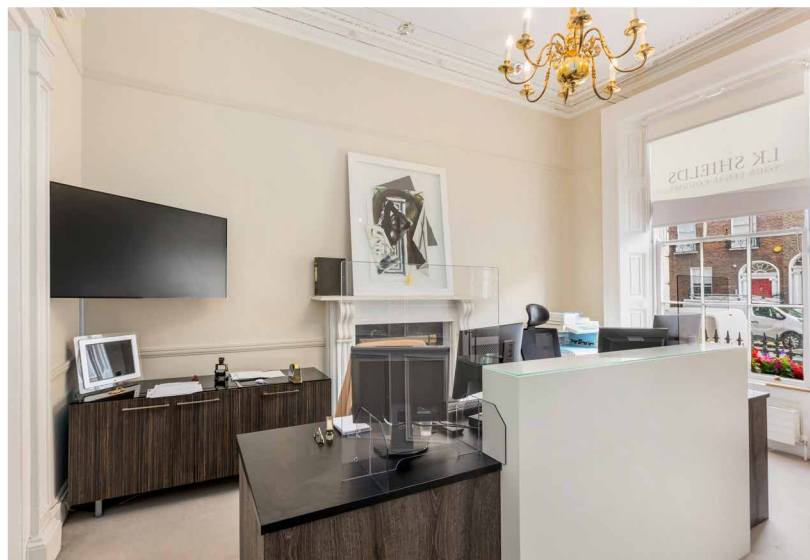


GRAND CANAL



ST. STEPHEN'S GREEN





# The Property

The property comprises a four storey over basement mid-terrace Georgian building, extending to approximately 355.74 Sq. m (3,830 Sq. ft) net internal area. The property boasts original Georgian features including decorative cornices, coving and fireplaces. The property benefits from 8 car spaces to the rear with access via James Place East which links directly to Upper Mount Street and Lower Baggot Street.

The property has the benefit of a shared fire escape stairs to the rear and has been well maintained by the Tenant.

## Accommodation

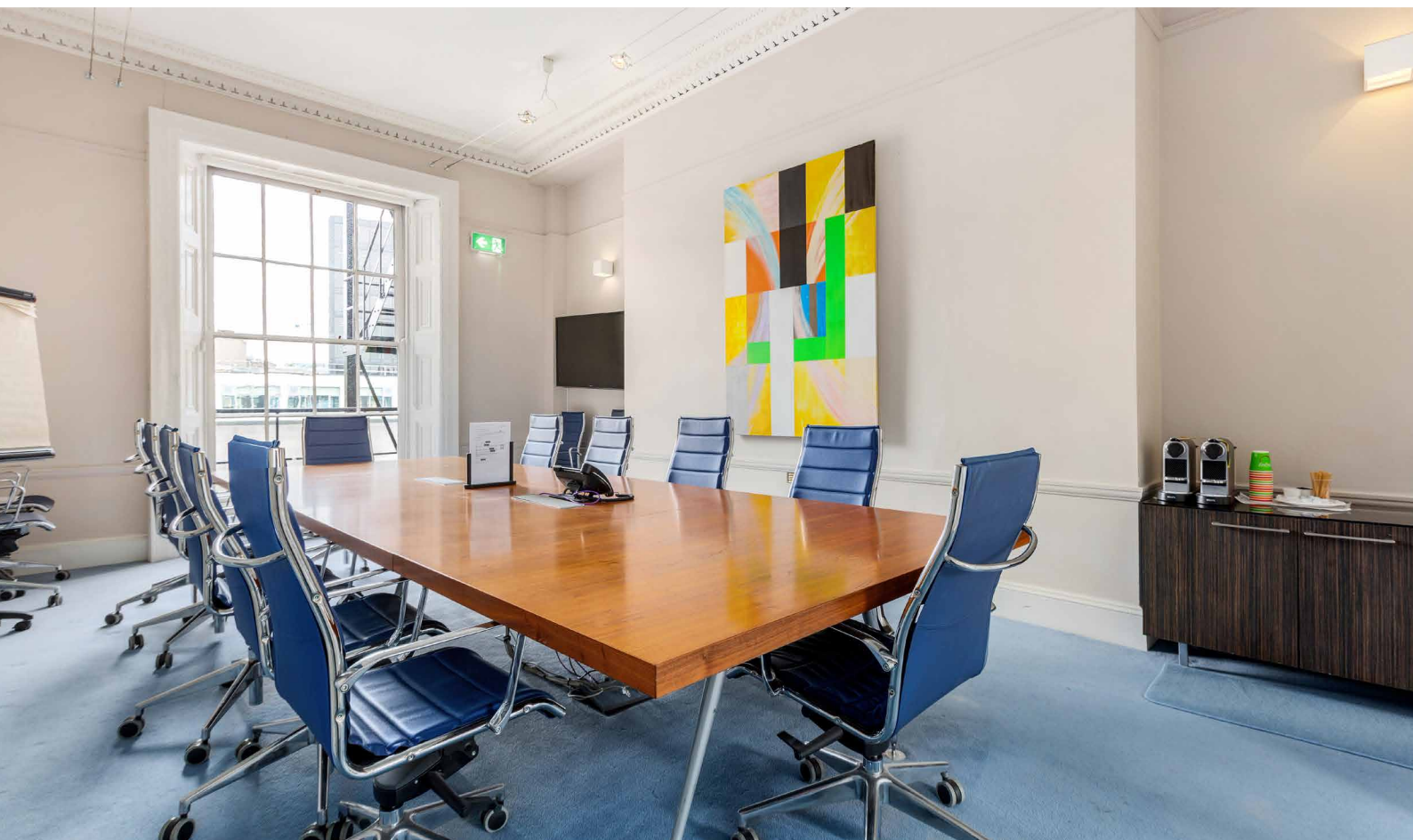
Approx. Net Internal Floor Areas:

38 Upper Mount Street	Sq.m.	Sq.ft.
Ground Floor	54.5	587
First Floor	93.6	1,008
Second Floor	61.2	659
Third Floor	71.0	764
Basement	75.4	812
<b>Total</b>	<b>355.74</b>	<b>3,830</b>

Parking: 8 Car Parking Spaces

**Note:** The property has been measured on a Net Internal Floor Area basis in accordance with the code of measurement. All intended purchasers are specifically advised to verify the floor areas and undertake their own due diligence.

An online video showcasing this property can be found by clicking this link: <https://vimeo.com/571117606/b76a66748a>





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## Tenancy

The entire property is let to Maple Securities t/a LK Shields Solicitors and is guaranteed by the existing partners of LK Shields. The Lease is a 25-year full repairing and insuring (FRI) Lease from 28th February 2000.

The current rent is €166,400 per annum. There was a tenants break option in February 2020 which was not exercised. LK Shields is a leading Irish Corporate Law Firm.

## Guide Price:

We are seeking offers in excess of €2,850,000.

At the guide price the investment would provide a purchaser with a net initial yield of 5.3%, after standard purchaser's costs.

## BER:

Exempt. (Protected Structure)

## Title:

Freehold.

## Viewing:

Strictly by prior appointment only with sole agents Finnegan Menton  
Contact Nicholas Corson or Mark McCormack on 01 614 7900



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